

Chet Holifield Federal Building
Quarterly Tenant Update
October 2019

Air-sampling results for the Chet Holifield Federal Building (CHFB) continue to indicate there are no recognized health hazards in areas sampled at this property. The building remains safe to occupy.

CHFB: A PATH FORWARD

GSA reviewed costs and logistics associated with a major repair and alteration effort of the CHFB. After careful evaluation, it was clear that continued reinvestment in the CHFB is difficult in a budget-constrained environment. GSA was then asked to consider the most cost-effective method for housing federal agencies in Laguna Niguel, including relocation to alternate sites. As GSA discussed this with heads of the building agencies' facilities management teams on June 29, 2017, this process is still in its early stages. If GSA's recommendations are authorized and funded, they will take at least four to six years to complete, depending on agency requirements. As further outlined below, GSA continues to move forward on its efforts at the CHFB in accordance with that plan and its schedule.

For all media and public inquiries, please direct questions to Andra Higgs, Public Affairs Officer, andra.higgs@gsa.gov or 415-436-8778.

CURRENT AND FUTURE PLANS

Mitigate - The scope of this phase addressed immediate concerns including clean-up, monitoring, investigation, planning, communication, and removal of 28,000 square feet of asbestos-containing material (ACM) in the southwest corner of the first floor. Additional projects in this phase included installation of filters, strategic removal of ACM fireproofing, repairing ceiling tiles and quarterly air testing.

Stabilize - The focus of this phase managed the ACM in place while completing asbestos studies, enhancing the Operations and Maintenance Plan and increasing filtration on the first floor.

Resolve/Relocate - This scope encompasses completion of the Feasibility Study that was finalized on May 22, 2019; the study includes development of long-term requirements for agencies housed in the building (in progress); the submission of a Fiscal Year (FY) 2020 funding request (completed); the execution of authorized and funded projects; and, the consideration of future agency relocations.

Additional information regarding the CHFB future plans, the Leadership Presentation and Frequently Asked Questions are posted on the [Chet Holifield Federal Building web page](#) in the [Online Reading Room](#).

AGENCY NOTIFICATIONS

Agency representatives must contact GSA's Building Facility Asbestos Control Manager Jennifer Kim, at 949.238.8151 or jennifer.kim@gsa.gov, prior to performing work in the building. Agencies must follow all required procedures and regulations when performing work in the building.

Notify the GSA Field Office immediately if there are any concerns regarding work in the building or for access above the suspended ceiling system. During business hours, call 949-360-2022. After business hours, call the Security Control Desk at 949-360-2647.

BUILDING PROCEDURES

In order to adhere to the requirements for ACM in the 2018 Building Operations and Maintenance Plan and to ensure the safety of building tenants, all agencies must coordinate and consult with GSA prior to performing any additional environmental testing in tenant-controlled space. However, no further testing or investigation is allowed above the ceiling anywhere in the building unless authorized, in writing, by GSA.

Ceiling tiles are not to be opened, removed or moved in any manner in order to prevent disturbing potential ACM above the ceiling. Please ensure all employees, and contractors, where applicable, are informed of this requirement. Similarly, due to the presence of asbestos in drywall joint

compound systems as well as in wall texturing material, efforts must be made to avoid disturbing such walls including making any attachments needed for pictures, hooks, boards, etc. These types of attachment activities are only permitted using asbestos controls by properly trained persons.

GSA continues to emphasize clear communication by posting signage to inform tenants when contractors need access to ceiling tiles in areas cleared of ACM. Also, GSA will maintain appropriate controls and caution signage, per the Asbestos Technical Guide, for work above suspended ceilings where ACM is present.

BUILDING MAINTENANCE

GSA's operations and maintenance contractor, ABM Industries, has subcontracted with DryMaster, to assist with work and preventative maintenance on equipment located above the ceiling. This work will be performed after building hours, under containment, and with third-party oversight by Millennium Consulting Associates. GSA will contact agencies for after-hours access, as required, in order to perform work in agency occupied space.

FEDERAL OCCUPATIONAL HEALTH AIR SAMPLING

- Federal Occupational Health (FOH) completed quarterly air sampling on August 14-15, 2019. Retesting was performed on September 5, 2019 in five areas where the samples were voided by the laboratory due to technical issues with the testing cassettes. The results have been received and all results were below the Environmental Protection Agency's (EPA) re-occupancy level. It is safe to occupy designated work and common areas. The FOH report is posted in the [Online Reading Room](#) on the [Chet Holifield Federal Building web page](#).
- The next round of air sampling will be on November 13-14, 2019. GSA is in the process of developing the schedule and will contact agencies for escorts.

PROJECTS IN PROGRESS

- GSA contractor, J. Davis Construction, has resumed work in Room 2300 on the Department of Homeland Security - Citizenship and Immigration Services (DHS-CIS) Refresh Project. The work is projected to be completed in December

2019. All work above the ceiling is being completed after building hours and under containment with third-party oversight and air monitoring by GSA contractor, H2 Environmental.

- GSA contractor, ABM Industries, will be installing a total of four air conditioning units for the DHS-CIS on the first and second floors. The first phase to install three of the units was completed on October 12, 2019. The second phase to install the last unit will be completed in November 2019. All work above the ceiling is being completed after building hours and under containment with third party oversight and air monitoring by GSA contractor, Titan Environmental.

COMPLETED PROJECTS

- GSA contractor, ABM Industries, completed the installation of MERV 13 filters on all operational Air Handler Units on August 16, 2019.

STUDIES IN PROGRESS

GSA managed a Feasibility Study, finalized on May 22, 2019, that evaluated multiple project alternatives for accommodating long-term housing needs of tenant agencies currently located at the Chet Holifield Federal Building. The study analyzed the long-term capital needs of the CHFB and outlined the agencies' strategic space requirements (such as special-space needs, long-term objectives and areas of consideration). It also evaluated several long-term housing alternatives including the repair, alteration and continued use of the CHFB, new leases for all tenants, and a combination of leasing and new construction. The study's recommended alternative was to pursue a combination of leases for most agencies, and new federal construction for USCIS - whose requirement could not be readily met in the lease market.

This recommended alternative supports long-term housing needs for all tenant agencies currently housed in the CHFB, provides flexibility in accommodating their special space requirements, meets current GSA facilities standards, and minimizes disruption to agency operations until specifying their future relocation. GSA submitted a FY2020 prospectus funding request and the proposed new construction project for USCIS was included in the President's FY2020 Budget. This is one of many nationwide projects being considered for Congressional authorization and funds appropriation.

The majority of tenant agencies' long-term housing needs will be met with lease actions or relocation to other federal buildings, if appropriate. Accordingly, GSA is in contact with all agencies currently housed in the CHFB to discuss their detailed space requirements, future mission needs and projected relocation timeline. As the feasibility study contains sensitive information, limited narrative information may be provided from it to appropriate CHFB tenant representatives [upon request].

TENANT COMMUNICATION

The [Chet Holifield Federal Building web page](#) and [Online Reading Room](#) are active. Tenant updates are available in the online reading room. Other posted documents includes the FOH air-sampling reports and Frequently Asked Questions. GSA will continue to share the latest information with building tenants.

All test results are available for review in the GSA Field Office, Suite 4100.